

REYNOLDS CROSSING

3090 Steve Reynolds Blvd.
Duluth, GA 30096

1,050 - 2,501 SF
AVAILABLE FOR LEASE



For Leasing Information Contact:

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- 45,809 SF Kroger-Anchored center at Steve Reynolds Blvd and Old Norcross Rd in Duluth, Georgia
- Loacted in the heart of the nighborhoods with 93,897 Residents within 3 miles
- Daily needs center with of 1.2M visits annually.
- Great exposure with combined Traffic Counts of 48,800 VPD at the intersection
- Super-Regional Accessvis Proximity to I-85 (269K VPD) & HWY 316 (105k VPD)
- Gwinnett Retail Node is 4th most visited retail node in Georgia (out of 161)

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SITE PLAN



UNIT	TENANT	SF
101	Wellbeing Massage Studio	1,500
102	Cricket Wireless	1,500
103	UPS	1,500
104	Tony's Salon	1,202
105	Diamond Nails	1,200
107	Vegan Fusion	2,400
108	Smoke Shack	1,200

UNIT	TENANT	SF
108	Kyuramen and TBar	4,683
109	Mochi Bees	1,500
110	9292 Shabu, Inc.	7,875
201	Chase Bank	3,500
202	G&A Beauty Supply	2,000
203	Little Ceaser's	1,400
204	Swan Dry Cleaners	1,500

UNIT	TENANT	SF
301A	AVAILABLE	2,501
301B	AVAILABLE	1,050
302	Amazing Burger	1,400
303	Hope Dentistry, LLC	1,800
304	Quickly	1,800
305	Kabobs House	1,650
306	Intown Duluth, Inc.	2,870

REYNOLDS CROSSING

TRADE AREA OVERVIEW



POPULATION 2024

1 Mile	44,072
3 Mile	247,017
5 Mile	857,974



HOUSEHOLDS 2024

1 Mile	17,054
3 Mile	86,984
5 Mile	299,654



AVG HOUSEHOLD INCOME

1 Mile	\$68,800
3 Mile	\$84,324
5 Mile	\$109,273



DAYTIME POPULATION

1 Mile	30,484
3 Mile	140,119
5 Mile	395,283

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PROPERTY PHOTOS

